



5 Adelaide Street, Penzance, TR18
2ER







5 ADELAIDE STREET, PENZANCE, TR18 2ER

GUIDE PRICE £189,950 FREEHOLD

A mid terrace two bedroom character cottage, situated within a popular residential street close to all the amenities in Penzance.

*** TWO DOUBLE BEDROOMS * GROUND FLOOR BATHROOM * LOUNGE/DINING ROOM ***

*** KITCHEN * REAR COURTYARD * SHED WITH PLUMBING FOR WASHING MACHINE ***

*** TOWN CENTRE LOCATION * EPC = D * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 60 SQUARE METRES ***

A mid terraced two bedroom character cottage, situated in a popular residential street, within close walking distance of all the amenities of Penzance town centre, its railway and bus station. The accommodation, in brief, comprises of lounge/dining room, kitchen and bathroom on the ground floor, on the first floor there are two double bedrooms. The property is gas centrally heated and to the rear is a fully enclosed sunny courtyard garden with further wooden shed.

Wooden door into:

HALLWAY: Wooden flooring. Hallway opens into the:

LOUNGE/DINING ROOM: Sash window to front, double glazed window to rear, wooden flooring throughout, stairs rising with storage under, two radiators. Lounge/dining room opens into the:

KITCHEN: Window and door to rear, base and wall units with worksurface over, single drainer stainless steel sink unit, plumbing for dishwasher/washing machine, gas cooker point. Door from the kitchen opens into the:

BATHROOM: Double glazed window to rear, bath with electric shower over, pedestal wash hand basin, low level WC, heated towel rail, cupboard housing combination boiler.

Stairs from ground floor lead to:

FIRST FLOOR LANDING: Access to loft, doors to:

BEDROOM ONE: Sash window to front, radiator.

BEDROOM TWO: Double glazed window to rear, painted wood floor, radiator.

OUTSIDE: To the rear of the property is a fully enclosed sunny courtyard with gated access to rear service lane, useful wooden storage shed with plumbing for washing machine.

SERVICES: Mains water, electricity, gas and drainage.

AGENTS NOTE: The property has fibre broadband. We tested the mobile phone signal for O2 which was adequate. No allocated on street parking. We assume that the property is constructed of granite walls under a slate tiled roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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